



## 35a Norwich Street, FAKENHAM. NR21 9AF.

To Let for 12 months.

Rent: £875 pcm

Deposit: £875

Deceptively Spacious, South-facing First Floor Apartment – recently completely renovated and refurbished, and having new fitted carpets and gas centrally heated and double glazed 3 bedroomed accommodation; located in a prominent, Town Centre position, within 150 yards of the Market Square.

The property comprises – Landing, Sitting room, Kitchen/ Breakfast room, 3 Bedrooms and Bathroom.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

#### Directions:

From the Market Square take Norwich Street, and the property is on the left, above the Vodafone shop.

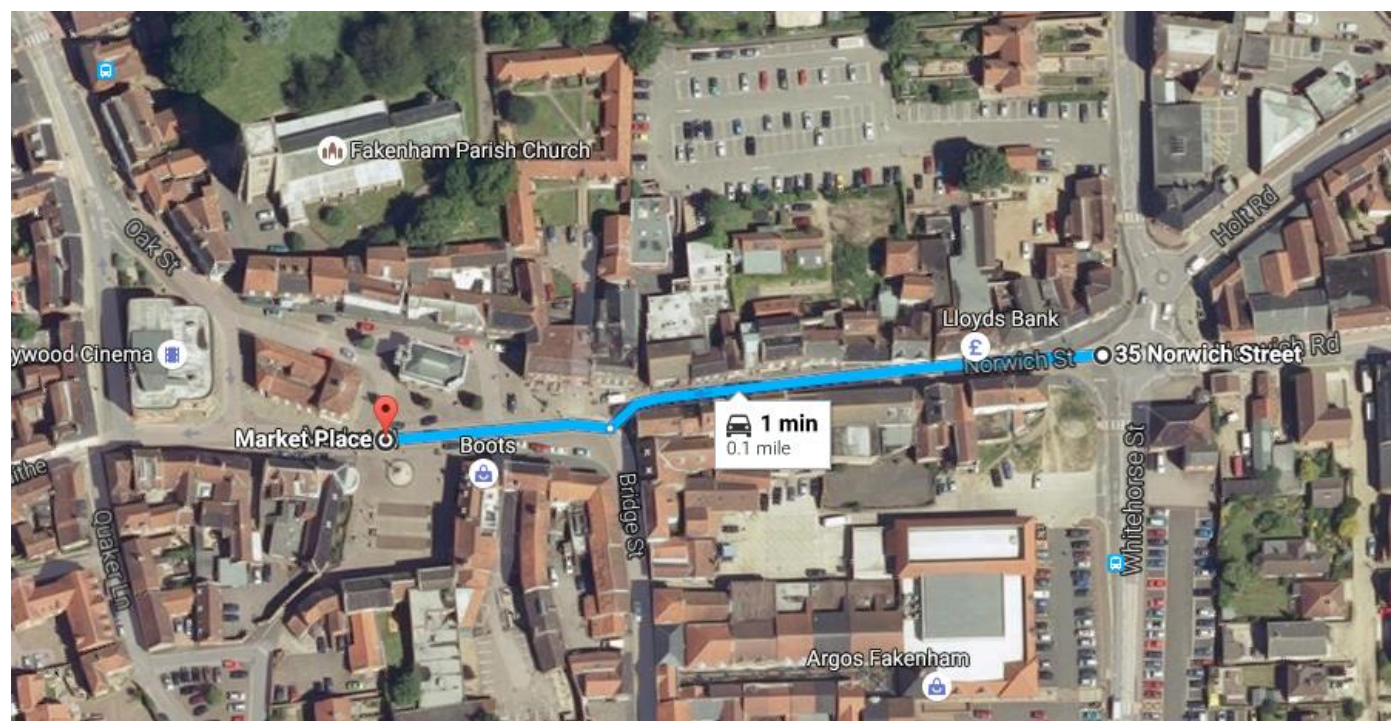
#### Location:

Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.

#### District Authority:

N.N.D.C., Cromer. (01263) 513811. Tax Band: A.

#### EPC: E.



To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.

Tel: 01328 864763.

Email: office@baileybirdandwarren.co.uk

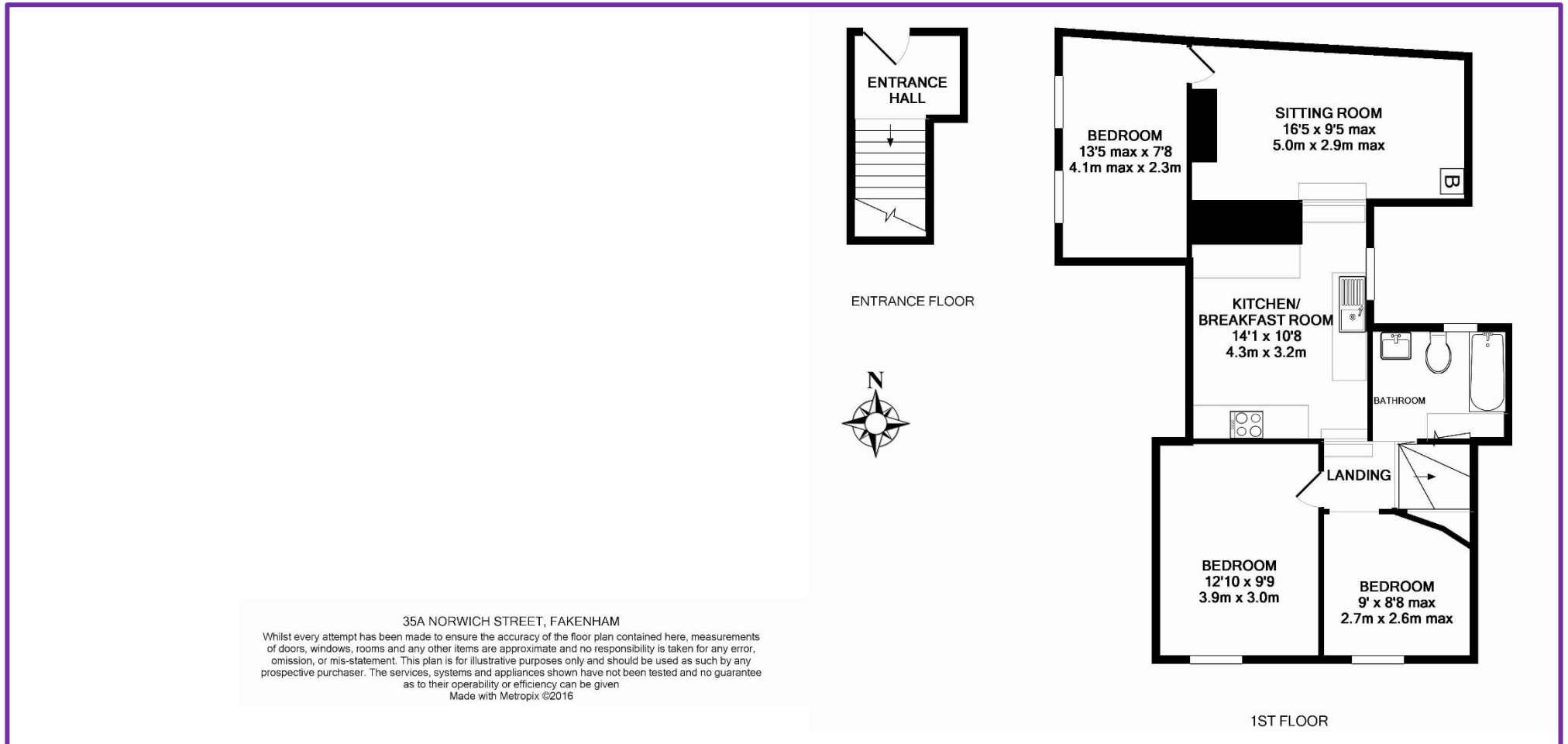
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**ACCOMMODATION:**

**GROUND FLOOR:**

**ENTRANCE HALL:** Private staircase to;

**FIRST FLOOR:**

**LANDING:**

**BEDROOM 3:** 9'0" x 8'8", (2.7m x 2.6m) max.  
Georgian style sash window to front.

**BEDROOM 2:** 12'9" x 9'9", (3.9m x 3.0m).  
Georgian style sash window to front. Hatch to roof space. Spot lights.

**BATHROOM:**  
Recently refitted with suite comprising; panelled bath with mixer tap/shower fitting, tiled surround and glass screen over. Pedestal hand basin with tiled surround. Low level WC. Fitted shelf with further recessed shelves over.

Steps up from landing to;



**KITCHEN/BREAKFAST ROOM:** 14'1" x 10'8", (4.3m x 3.2m).

Stainless steel sink unit set in fitted work top with tiled surround, and drawer, cupboards, and "Beko" washing machine under. Fitted work top with tiled surround, and drawers and cupboards under. Built-in 4 ring halogen electric hob unit with "Lamona" oven under and recirculating hood over. Matching range of wall fitted cupboards, and further fitted work surface with tiled splashback, and drawers, cupboards and appliance space under. Ceiling recessed spotlights. Telephone point. Steps down to;

**SITTING ROOM:** 16'5" x 9'5", (5.0m x 2.9m) max + small recess  
Fitted cupboard housing "Potterton" wall mounted gas fired central heating boiler. Exposed beams. Shelled cupboard. Door to;

**BEDROOM 1:** 13'6" x 7'9", (4.1m x 2.3m).  
Telephone point. Spotlights.

**OUTSIDE:**

Close to the entrance door is a small, gravelled, drying area.

**SERVICES:**

All mains services are connected to the property.

